

Route 28 Station – South Study Working Group Southern Area Vision

The Southern Area is defined as the portion of the Route 28 Station – South Study Area located to the south of the Merrybrook Run Stream Valley and the Village Center at Dulles shopping center located to the east of Centreville Road.

Recommend Minimal Change to Land Use Recommendations Minimal change is anticipated for the existing land uses in the southern area, with the exception of the undeveloped Pomeroy property located immediately north of Frying Pan Road and bisected by Sunrise Valley Drive.

Improve Pomeroy Property Land Use Recommendations Consider options to encourage development of this land area, while ensuring compatible transitions to adjacent residential uses.

Increase Connectivity throughout the Entire Study Area via an Internal Shuttle Provide incentives for landowners to collaborate on an internal circulator that may supplement shuttle service to be provided as part of the Phase 2 Tax District agreement. A shuttle service would encourage use of the Route 28 Metro Station.

Maintain the Village Center at Dulles Shopping Center The shopping center provides an important service to the community, with a good mix of retail options and good pedestrian connections to the surrounding area, and should be retained in the Comprehensive Plan.